

Bar Use Permit Application
Project Narrative
Terroir Wine Pub
The Scottsdale Seville
7001 N Scottsdale Rd, Suite 157
Scottsdale, AZ 85253

(NE Corner of Scottsdale and Indian Bend Rds.)

Section 1.403, D. - Bars, Cocktail Lounges, And/Or After Hours Establishments

- 1 Use will not disrupt existing balance of daytime and nighttime uses.
The wine pub is located in the Scottsdale Seville shopping center. Further, a smaller version of the wine pub is currently in operation in a smaller suite within the shopping center. There is a variety of other restaurants with patio seating within the shopping center including Roy's, Ruth's Chris and smaller café's. The wine pub will augment the mix of retail and retail uses within the center. The wine pub will be located immediately adjacent to the parking lot, providing for easy pedestrian ingress/egress.
- 2 The use shall not disrupt pedestrian-oriented daytime activities.
As stated in No. 1 above, the proximity of the wine pub to the parking lot will provide for easy pedestrian ingress and egress. The wine pub is located at the beginning of the main pedestrian area of the shopping center and will not impede daytime pedestrian traffic.
- 3 The site is NOT located within the downtown overlay district.
- 4 The use is NOT located within 500 feet of a residential use or district.
- 5 An active management and security plan shall be created, approved, implemented, maintained and enforced for the business.
A Security and Maintenance Plan has been submitted for staff / police review / approval.
- 6 The applicant shall provide a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.
The Terroir Wine Pub will be operating within the constraints of a lease agreement with DTR2, LLC, the owners / managers of The Scottsdale Seville. DTR2 has contracted with Waste Management to provide for daily pick-up / disposal of all refuse generated by the shopping center. The current exterior refuse control plan is within the city's guidelines and provides ample receptacles for the wine pub as well as other restaurants such as Ruth Chris and Roy's Pacific Rim Cuisine.

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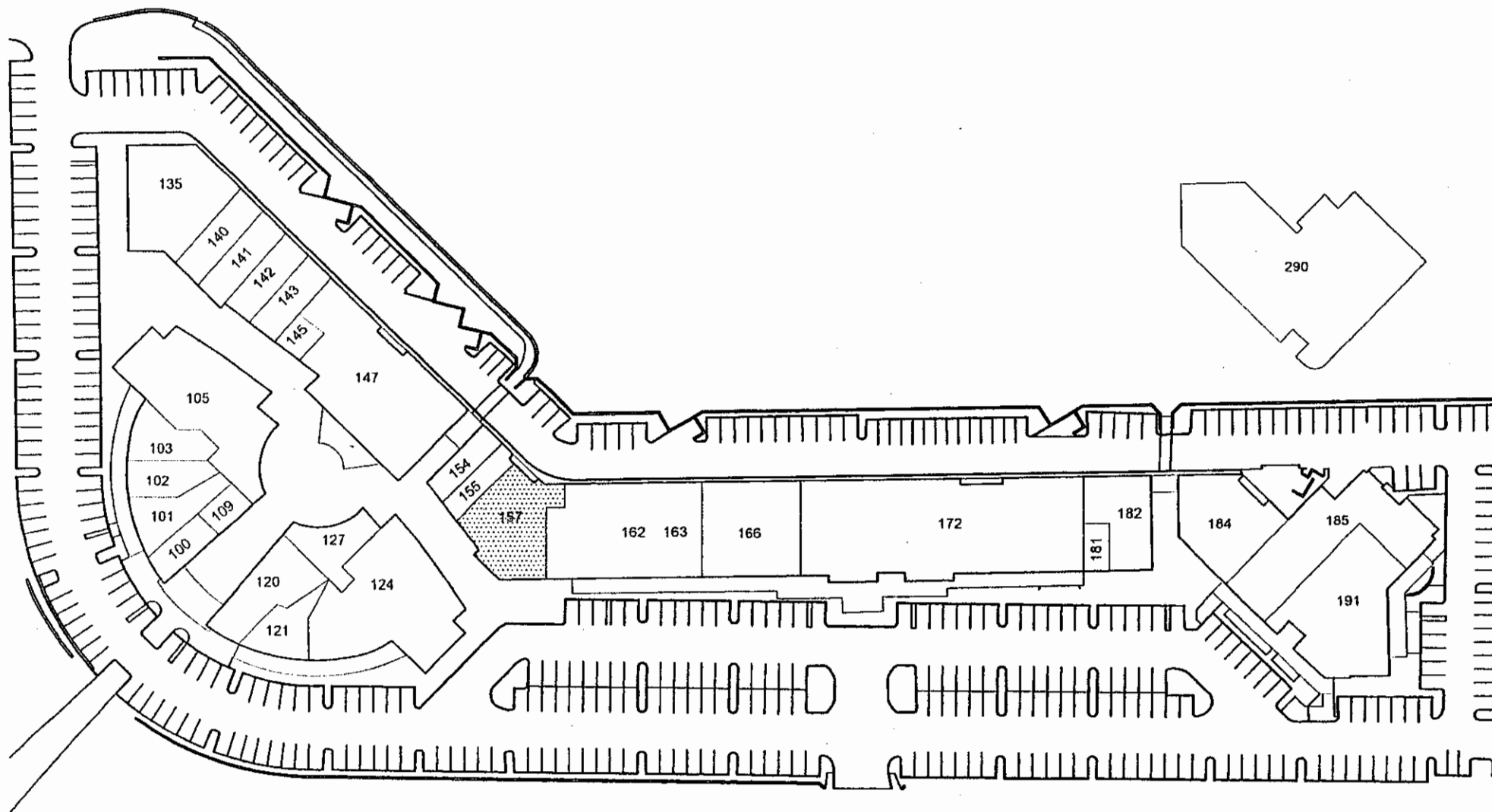
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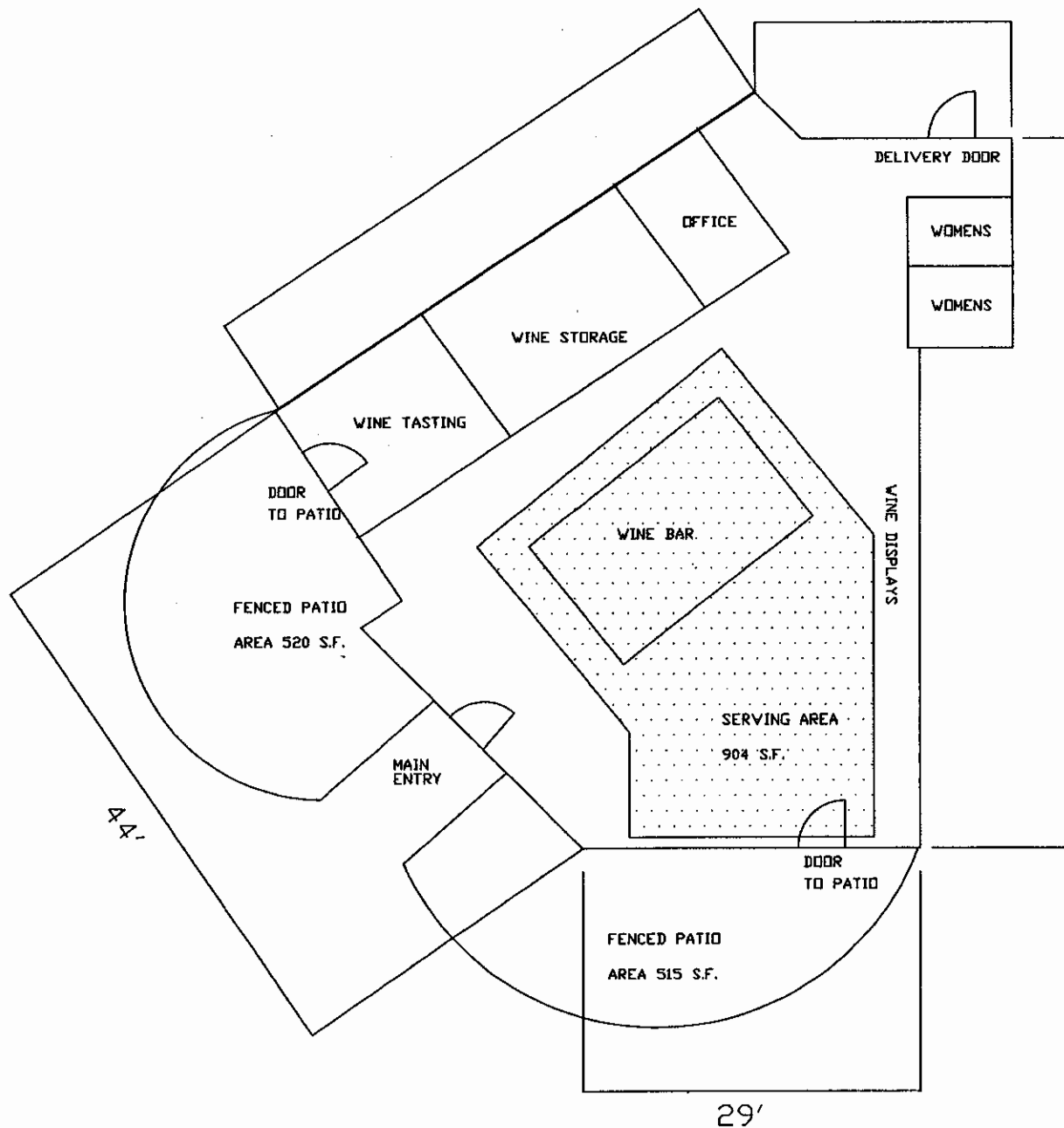
- 7 The applicant shall demonstrate how noise and light generated by the use shall be mitigated.
The applicant will not have live entertainment (except for that provided in the interior of the space via a Special Event Permit) and is not proposing live entertainment with this application. There are no plans to change either the interior or exterior lighting.
- 8 The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.
There is adequate on-site parking to meet the requirements of the wine pub.
A parking analysis has been provided to staff demonstrating that the shopping center's parking meets the city's requirements for the wine pub.
- 9 The applicant is not proposing any after hours with this application.



Scottsdale Seville - Exterior Exhibit

35-UP-2004

11-11-04



Area 2577 S.F.

GENERAL NOTES:

AREA CALCALATIONS

TOTAL INTERIOR AREA	2577 S.F.
INTERIOR RETAIL	1673 S.F.
INTERIOR SERVING	904 S.F.
EXTERIOR PATIOS	1035 S.F.

RETAIL % OF TOTAL	64.9 %
SERVICE % OF TOTAL	35.1 %

PARKING CALCALATIONS

RETAIL 1 SPACE PER 300 S.F.	5.57 SP
SERVICE 1 SPACE PER 50 S.F.	18.08 SP
PATIO 1 SPACE PER 200 S.F.*	4.17 SP.

TOTAL SPACES REQUIRED 27.825 SP.

TOTAL SPACES PROVIDED 28 SP.

*FIRST 200 S.F. NO SPACE REQUIRED

SITE PROVIDES 807 SPACES
CURRENT SITE REQUIRES 736 SPACES
EXCESS SPACES AVAILABLE 71

UP1

TERRIOR WINE
PUB

SPACE USE PLAN

SCOTTSDALE
SEVILLE

PRINT DATE: OCTOBER 27, 2004

FILE NAME: TERRIORBASE.DWG

REVISION: OCTOBER 27, 2004



35-UP-2004
11-11-04